

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 S/S Baltimore National Pike, \*  
 W/S Kent Avenue \* ZONING COMMISSIONER  
 5801 Baltimore National Pike \*  
 1st Election District \* OF BALTIMORE COUNTY  
 1st Councilmanic District \*  
 Legal owner: Sems Investment, Inc. \* Case No. 97-257-SPH  
 Contract Purchaser: Musselman's \*  
 Dodge, Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 5801 Baltimore National Pike in western Baltimore County. The Petition is filed by Sems Investment, Inc., property owner, and Musselman's Dodge, Lessee. The Petitioners seek a determination that the subject property's use as an automobile lot is accessory and/or permitted with a new automobile dealership, pursuant to Section 233.2 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Victor D. Martin, Vice President of Operations for Musselman's Dodge, Co-Petitioner. The Petitioner was represented by Dennis J. Hoover, Esquire. Two neighbors of the subject property, Steve Cumby and Phil Warfield, appeared in opposition.

An examination of the site plan discloses that the subject property at issue is .24 acres in area, zoned B.M.-C.C.C. This small parcel is part of a larger lot, which is 5.918 acres in area, split zoned B.M.-C.C.C. and R.O. The property at issue is designated as Parcel No. 2 of the entire lot; the balance being designated as Parcel No. 1. This

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

entire property is an irregularly shaped parcel which abuts Baltimore National Pike (Route 40) and a ramp to the Baltimore Beltway (I-695). The subject property (parcel No. 2) is triangular in shape and is on the east side of the entire tract. Parcel No. 2 contains frontage on Baltimore National Pike (Route 40) and also abuts Kent Avenue, a County road.

The entire property, including parcel No. 2, is owned by Sems Investment, Inc. and is the site of a Days Inn Hotel. The property is improved with a series of buildings, including the Hotel, offices and a restaurant. Moreover, a significant portion of the site contains a paved parking lot for the hotel and restaurant patrons. Parcel No. 2 is almost entirely paved and is a portion of the overall parking lot on the Days Inn Hotel property. Parcel No. 2 has been leased by its property owner to Musselman's Dodge for use as an overflow lot for that business.

The Musselman's Dodge operation is located nearby and that business is a co-Petitioner in this case. The Musselman's Dodge operation contains an existing showroom building as well as parking areas and a large storage lot to the rear. Obviously, the business of this dealership is to sell and service automobiles. Located between parcel No. 2 and the Musselman's new car showroom is a lot and a building which are also used by the dealership. This building identifies itself by signage as the Musselman Used Car business. Apparently, this used car business is on a separate lot than the new car showroom and testimony was that that lot and the building are leased by Musselman Dodge to house its used car business. The Musselman Used Car facility would abut parcel No. 2 but for Kent Avenue, a public road which separates the hotel and automobile dealership properties and provides vehicular access from Baltimore National Pike to the residential communities to the south.

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Date

By

A site visit conducted by me confirmed the obvious fact that the Musselman automobile dealership (both new and used cars) has outgrown the properties on which those businesses operate. The lots on the Musselman properties on which the showroom buildings are located are literally bursting at the seams with automobiles. The subject property (parcel No. 2) appears designed to accommodate 18 vehicles. The parking spaces or stripes are laid out to accommodate that number. Nonetheless, there were in excess of that number of vehicles during my site visit as some vehicles were double parked to accommodate the overflow. Moreover, as I drove along Kent Avenue, Calverton St., and Lafayette Avenue (i.e., small County residential roads to the rear of the site) I observed vehicles with dealer tags parked along these side streets.

In an effort to address this situation, the Musselman's dealership has leased the subject parcel from the Days Inn Hotel. The Petitioner seeks legitimization of the use of the property as an overflow lot.

The question raised before me by the Petition for Special Hearing is whether such an arrangement is permissible under the BCZR. The Petition for Special Hearing seeks an affirmative answer to that question, pursuant to Section 500.7 of the BCZR. That section empowers the Zoning Commissioner to conduct hearings to interpret and apply the regulations in order to clarify their meaning.

The Petitioner presents two theories under which it avers relief can be granted. First, the Petitioner suggests a finding that parcel No. 2 is an accessory use to the Musselman businesses. Under such a theory, parcel No. 2 need be found to be part of the entire Musselman property (from a zoning perspective) and the use of the parcel as a parking lot considered an appropriate accessory use to the primary use conducted on the premises; i.e., the selling and servicing of automobiles.

It is clear that in order for this approach to be embraced, I must find that the Musselman business is conducted on but a single lot. In this regard, Section 101 of the BCZR defines accessory uses as only those uses which are located "on the same lot as the principal use served". (emphasis added) Thus, for parcel No. 2 to be considered accessory to the business of Musselman Dodge, it must be on the same lot as that business.

The term "lot of record" is defined in the BCZR as a parcel of land with "boundaries as recorded in the Land Records of Baltimore Co . . . ". Clearly, this definition mandates the conclusion that a lot can only be that acreage; the four corners of which are described in a deed duly recorded in the Land Records of Baltimore County. Applying that definition, an inescapable conclusion is drawn that parcel No. 2 is not part of the Musselman's lot. To the contrary, parcel No. 2 is part of the Days Inn lot; an entirely different parcel of property than that owned and/or leased by Musselman. Moreover, parcel No. 2 is separated from the Musselman property by a public road. For all of these reasons, I easily find that the activity proposed for parcel No. 2 cannot be considered accessory to the activity at the Musselman Dodge dealership. Simply stated, the activity on parcel No. 2 cannot be accessory in that it is not on the same lot(s) on which the dealerships are located.

The Petitioner's second approach is based upon that section of the BCZR which identifies those uses permitted in the uses permitted in the B.M. zone. As noted above, parcel No. 2 is zoned B.M.-C.C.C. and uses of properties which carry that zoning classification are governed in Section 233 of the BCZR. Among the uses enumerated as permitted by right in a B.M. zone is "Automobile sales room and adjoining outdoor sales area, provided that dismantled or junk cars unfit for operation on the highways should not be stored outdoors." The Petitioner requests that I enter a

finding that the use fits this description and is, therefore, allowed. Under this approach, however, it is only the activity which goes on within the four corners of parcel No. 2 which must be considered. That is, those activities would be allowed only if they are all carried out within the confines of the separate property which is known as parcel No. 2. Clearly, this is not the case. Specifically, parcel No. 2 contains no automobile sales room. Moreover, it is even doubtful whether the property is used as an outdoor sales area. By inspection, it is more likely that parcel No. 2 is used only for the storage of vehicles. Several of the vehicles parked on parcel No. 2 at the time of my inspection were not advertised for sale. In any event, in that there is clearly no physical improvement to the property, (other than the macadam lot) I find there is no automobile sales room on parcel No. 2 and that the use cannot be, therefore, characterized under that use.

For these reasons, I reject both the Petitioners' arguments. In my judgment, the Petition for Special Hearing must be denied and I shall so order. Although appreciative of Musselman's dilemma of overcrowding, its attempted solution by use of the Days Inn lot is not allowed under the BCZR. It is hoped that another solution can be found; and that such solution does not overwhelm the property and overrun the neighborhood, as reflected by current conditions.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25<sup>th</sup> day of February 1997 that, pursuant to the Petition for Special Hearing, approval in determining that the subject property and use thereof as an automobile lot is accessory and permitted with a new automo-

ORDER RECEIVED FOR FILING

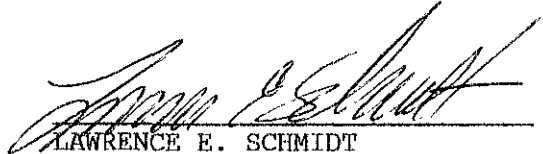
Date

By

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bile dealership, pursuant to Section 233.2 of the Baltimore County Zoning Regulations (BCZR), be and is hereby DENIED.

LES:mmn

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 12/19/11  
By M. M. M. M.



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

February 24, 1997

Dennis J. Hoover, Esquire  
2 E. Fayette St.  
Baltimore, Maryland 21202

RE: Petition for Special Hearing  
Case No. 97-257-SPH  
Property: 5801 Baltimore National Pike  
Sems Investment, Inc./Musselman's Dodge

Dear Mr. Hoover:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

- c: Mr. Bob Musselman, 5717 Baltimore National Pike, Catonsville 21228
- c: Mr. Steve Cumby, 5117 Calverton St., Catonsville, 21228
- Mr. Phil Warfield, 821 Kent Avenue, Catonsville, 21228
- c: Mr. Robert Neale, P.O. Box 9412, Catonsville, 21228





# Petition for Special Hearing

#257

## to the Zoning Commissioner of Baltimore County

for the property located at 5801 Baltimore National Pike

which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve and determine that the subject property and used automobile lot is accessory and permitted with the new automobile dealership pursuant to Section 233.2 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Musselman's Dodge

(Type or Print Name)

Signature

Bob Musselman  
(owner)

5717 Baltimore National Pike

Address

Baltimore, Maryland 21228

City

State

Zipcode

Attorney for Petitioner:

Dennis J. Hoover

(Type or Print Name)

Signature

2 E. Fayette St. (410) 539-6606

Address

Phone No.

Baltimore, MD

21202

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Sems Investment, Inc.

(Type or Print Name)

Signature

Mukesh Majmudar

owner

(Type or Print Name)

Signature

5801 Baltimore National Pike (410)

Address

Phone No. 744-5000

Baltimore, Maryland 21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1-2 hr

unavailable for hearing

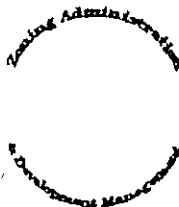
the following dates \_\_\_\_\_ Next Two Months

ALL ☒ OTHER ☐

REVIEWED BY: ML

DATE 12/13/96

for Jun

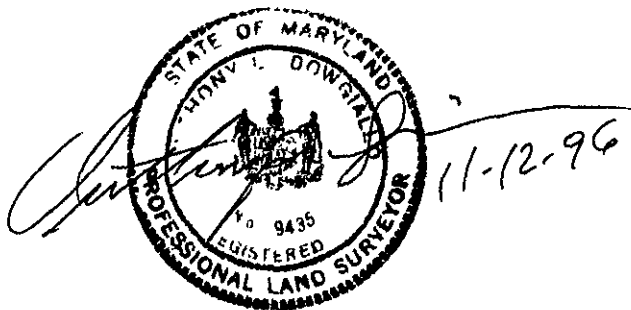


DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION <sup>gr</sup> ~~EXCEPTION~~ <sup>hearing</sup>  
BY: MUSSLEMAN'S DODGE

BEGINNING for the same at a point on the southerly side of Baltimore National Pike (Maryland Route 40) said point being at the fillet leading from Baltimore National Pike (Maryland Route 40) into Kent Avenue, 60 feet wide; thence leaving the said southerly side of Baltimore National Pike (Maryland Route 40) and running along the fillet leading into Kent Avenue, 60 feet wide, South 37 degrees 36 minutes 46 seconds East 18.97 feet; thence running along the northwesterly side of Kent Avenue, 60 feet wide, South 11 degrees 27 minutes 39 seconds West 112.00 feet thence; leaving the said northwesterly side of Kent Avenue, 60 feet wide, and running through the lands described in the conveyance from MAR A LOWE CORP., to SEMS INVESTMENTS, INC., by deed dated May 18, 1994 recorded among the land records of Baltimore County Maryland in Liber 10541 at Folio 330 North 75 degrees 40 minutes 54 seconds West 43.62 feet and North 35 degrees 16 minutes 44 seconds West 118.61 feet to a point on the above mentioned southerly side of Baltimore National Pike (Maryland Route 40); thence running along the said southerly side of Baltimore National Pike (Maryland Route 40) North 72 degrees 18 minutes 09 seconds East 127.53 feet to the point of beginning; containing 0.24 acres of land more or less or 10,595 square feet of land more or less.

BEING part of that parcel of land described in the conveyance from MAR A LOWE CORP., to SEMS INVESTMENTS, INC., by deed dated May 18, 1994 recorded among the land records of Baltimore County Maryland in Liber 10541 at Folio 330.

ALD/krm  
11-12-96  
File: 613



# 257

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**NOTICE OF HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 857-257-SFH  
(Item 257)  
5801 Baltimore National Pike  
SS Baltimore National Pike,  
W/S Kent Avenue  
1st Election District

1st Councilman:  
Legal Owner(s):  
Sears Investment, Inc., Mrs.  
Selman's Dodge

Special Hearing: to approve and determine that the subject property and used automobile lot is accessory and permitted with the new automobile dealership.

Hearing: Thursday, January 16, 1997 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call 887-3351.

12/25/96 Dec. 26 C108645

# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., 12/26, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/26, 1996.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 029951

DATE 12/13/96 ACCOUNT 01-615  
Item 257  
13, 2nd  
AMOUNT \$ 250.00

RECEIVED FROM: Muskelman's Dodge - 5801 Balt. Ave. Pk

FOR: 0410 - Special Heavy - \$250.00

DESA/15022MCHRC \$250.00  
DA COLLECTOR/12-13-96  
VALIDATION OR SIGNATURE OF CASHIER  
BY: ASHIER PINK - AGENCY YELLOW - CUSTOMER  
RECEIVED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 257

Petitioner: Musselman's Dodge

Location: 5717 Baltimore National Pike

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dennis J. Hoover, Esquire

ADDRESS: 2 East Fayette Street

Baltimore, MD 21202

PHONE NUMBER: (410) 539-6606

AJ:ggs

(Revised 09/24/96)



RECEIVED

# CERTIFICATE OF POSTING

RE: Case No.:

97-257-SPH

Petitioner/Developer:

SEMS INVESTMENT,  
INC.; ETAL % DENNIS  
HOOVER, ESQ

Date of Hearing/Closing:

1/16/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #5801 BALTO. NATIONAL PIKE

The sign(s) were posted on

1/2/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/4/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

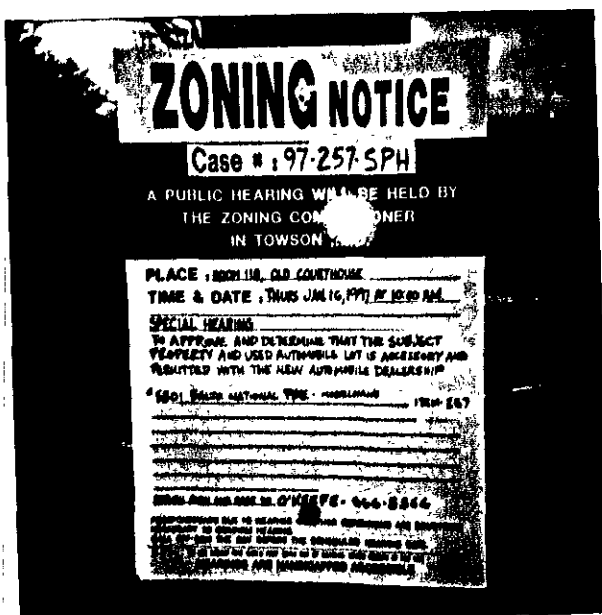
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



# CERTIFICATE OF POSTING

RE: Case No.: 97-257-SPH

Petitioner/Developer Musselmann Dodge

Date of Hearing/Closing: Jan. 16, 1997

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

5801 Baltimore National Pike

The sign(s) were posted on December 29, 1996  
(Month, Day, Year)



Sincerely,

Sue W. McKenzie  
(Signature of Sign Poster and Date) 12 29 96

Sue W. McKenzie  
(Printed Name)

6 Tapwood Court  
(Address)

Baltimore, MD 21224  
(City, State, Zip Code)

(410) 668-8576  
(Telephone Number)

97-257-SPH

MAILED

# CERTIFICATE OF POSTING

RE: Case No.: 97-257-SPH

Petitioner/Developer: Musselman's  
Dodge

Date of Hearing/Closing: 2/11/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 5801 Baltimore  
National Pike

The sign(s) were posted on 1-21-97  
(Month, Day, Year)



Sincerely,

Sue W. McKenzie  
(Signature of Sign Poster and Date) 1-21-97

Sue W. McKenzie  
(Printed Name)

6 Topwood Ct  
(Address)

Baltimore, MD 21234  
(City, State, Zip Code)

(410) 668-8576  
(Telephone Number)

Case No - 97-257-SPH

# CERTIFICATE OF POSTING

RE: Case No.: 97-257 SPH

Petitioner/Developer: SEMS INVESTMENT, ETAL  
% MUSSELMAN DODGE

Date of Hearing/Closing: 2/11/97

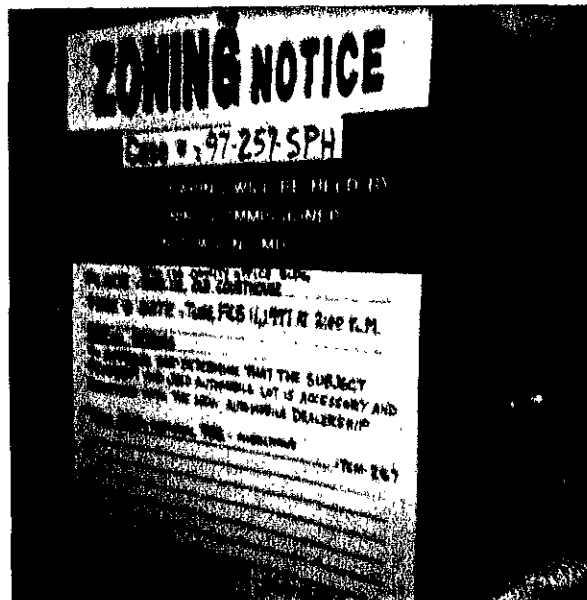
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #5801 BALTO. NATIONAL  
PIKE W/S KENT AVE

The sign(s) were posted on REVISED 1/25/97 (RESCHEDULED)  
(Month, Day, Year)



Sincerely, Patrick M O'Keefe 2/3/97  
Patrick M. O'Keefe 2/3/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe  
(Printed Name)

523 Penny Lane  
(Address)

Hunt Valley, MD 21030  
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354  
(Telephone Number)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: approve + determine that the subject property and used  
automobile lot is accessory and permitted with the new  
automobile dealership pursuant to Section 233.2 of the  
Balto. County Zoning Regs.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

TO: PUTUXENT PUBLISHING COMPANY

December 26, 1996 Issue - Jeffersonian

Please forward billing to:

Dennis J. Hoover, Esq.  
2 E Fayette Street  
Baltimore, MD 21202  
539-6606

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-257-SPH (Item 257)  
5801 Baltimore National Pike  
S/S Baltimore National Pike, W/S Kent Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Sems Investment, Inc./Musselman's Dodge

Special Hearing to approve and determine that the subject property and used automobile lot is accessory and permitted with the new automobile dealership.

HEARING: THURSDAY, JANUARY 16, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 19, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-257-SPH (Item 257)  
5801 Baltimore National Pike  
S/S Baltimore National Pike, W/S Kent Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Sems Investment, Inc./Musselman's Dodge

Special Hearing to approve and determine that the subject property and used automobile lot is accessory and permitted with the new automobile dealership.

HEARING: THURSDAY, JANUARY 16, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Sems Investment, Inc.  
Musselman's Dodge  
Dennis J. Hoover, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 1, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 10, 1997

NOTICE OF REASSIGNMENT

Rescheduled from 1/16/97  
CASE NUMBER: 97-257-SPH (Item 257)  
5801 Baltimore National Pike  
S/S Baltimore National Pike, W/S Kent Avenue  
1st Election District - 1st Councilmanic  
Legal Owner(s): Sems Investment, Inc.

Special Hearing to approve and determine that the subject property and used automobile lot is accessory and permitted with the new automobile dealership.

HEARING: TUESDAY, FEBRUARY 11, 1997 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

15

ARNOLD JABLON  
DIRECTOR

cc: Sems Investment, Inc.  
Musselman's Dodge  
Dennis J. Hoover, Esq.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 8, 1997

Dennis J. Hoover, Esquire  
2 E. Fayette Street  
Baltimore, MD 21202

RE: Item No.: 257  
Case No.: 97-257-SPH  
Petitioner: Sems Investment, Inc.

Dear Mr. Hoover:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: December 27, 1996

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 5801 Baltimore National Pike

INFORMATION:

Item Number: 257  
Petitioner: Musselman's Dodge  
Property Size:  
Zoning: BM  
Requested Action:  
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

A Special Hearing has been requested to determine whether the used car sales are an accessory use to the new automobile dealership located at 5717 Baltimore National Pike. The property is on one of the County's major commercial corridors, Route 40 West. The site was the subject of CZMP Issue 1-036 which rezoned the property from RO to BM-CCG; effective December 2, 1996.

It should be noted that at the time of a site visit on December 19, 1996, the property was already in use for what appeared to be used vehicle display and storage.

This office does not object to the requested Special Hearing provided the following occurs:

1. A landscape plan should be submitted to the Office of Planning for review and approval.
2. Wheel stops should be utilized for the used vehicle display and storage lot to prevent vehicles from being parked in the landscaped area along Baltimore National Pike, Calverton Street and Kent Avenue.
3. A separate free-standing sign is not recommended due to the location of the existing Musselman's dealership.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

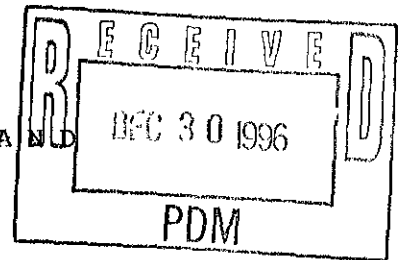
AFK/JWL:vjc

MICROFILMED

ITEM257/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 26, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 30, 1996  
Item No. 257

The Development Plans Review Division has reviewed the subject zoning item. If granted, site should conform to the Baltimore County Landscape Manual to the extent possible.

RWB:HJO:jrb

cc: File

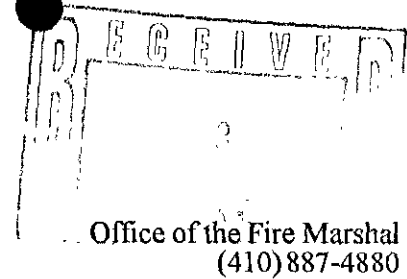
ZONE43E

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



DATE: 12/19/96

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEMS INVESTMENT INC.

Location: S/S BALTIMORE NATIONAL PK. W/S KENT AVE.  
(5801 BALTIMORE NATIONAL PIKE)

Item No.: 257

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12.23.96  
Item No. 257 (MJK)

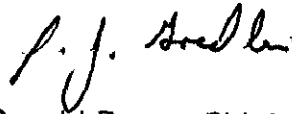
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

*Handwritten note:* 12/23/96

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Dec 27, 96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Dec 23, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 246

247

249

253

255

(257)

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 27, 1996

Dennis J. Hoover, Esquire  
2 East Fayette Street  
Baltimore, MD 21202

RE: Case Number 97-257-SPH  
Item #257  
5801 Baltimore National Pike  
1st Election District

Dear Mr. Hoover:

Per your request dated December 24, 1996, the above referenced zoning hearing has been postponed. The hearing was originally scheduled for Thursday, January 16, 1997 at 10:00 a.m. in room 118 of the Old Courthouse. You will be promptly notified when the case is rescheduled.

If you need further information or have any questions regarding this postponement, please do not hesitate to contact Gwendolyn Stephens at (410) 887-3391.

Very truly yours,

Arnold Jablon  
Director

scj

c: Sems Investment, Inc.  
Musselman's Dodge  
Zoning Commissioner

**GWEN**  
**ORIGINAL P.P. LETTER**  
**+ COPY OF THIS IN**  
**FILE — YOU NEED TO**  
**P.P. HEARING**  
**Sophia**



RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
5801 Baltimore National Pike, S/S Balti-  
more National Pike, W/S Kent Avenue \* ZONING COMMISSIONER  
1st Election District, 1st Councilmanic \* OF BALTIMORE COUNTY  
Legal Owner(s): Sems Investment, Inc.  
Contract Purchaser/Lessee: Musselman's Dodge  
Petitioners \* CASE NO. 97-257-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

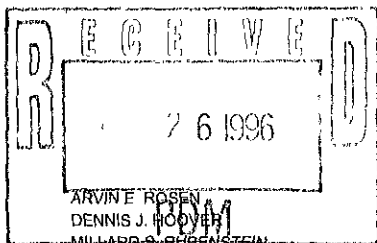
Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to Dennis J. Hoover, Esq., 2 E. Fayette Street, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



ARVINE ROSEN  
DENNIS J. HOOVER  
MILLARD S. RUBENSTEIN  
BRUCE D. BROWN  
BARRY F. LEVIN (DC, MD)  
THOMAS D. RENDA (VA, DC, MD)  
MARC R. ENGEL (DC, MD)

CYNTHIA K. HITT  
DANIEL E. SYKES  
CINDY R. DIAMOND  
ANNE L. JOHNSON

LAW OFFICES OF  
**SISKIND, GRADY, ROSEN & HOOVER, P.A.**

JEFFERSON BUILDING  
TWO EAST FAYETTE STREET  
BALTIMORE, MD 21202

TELEPHONE  
(410) 539-6606, BALTIMORE, MD  
(202) 887-0843, WASHINGTON, D.C.  
TELEFAX NO. (410) 332-0269

A. HERMAN SISKIND (1889-1964)  
FRANCIS B. BURCH (1918-1987)

COUNSEL TO THE FIRM  
WILLIAM L. SISKIND

OF COUNSEL  
J. HAROLD GRADY  
ELIOT M. WAGONHEIM  
DANIEL H. BORINSKY (VA)  
BRIAN J. FRANK, P.A.

December 24, 1996

Arnold Jablon, Director  
Baltimore County Department of Permits  
and Development Management  
Development Processing  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No.: 97-257-SPH (Item 257)  
5801 Baltimore National Pike

Dear Mr. Jablon:

This letter is request for a postponement of the Special Hearing set for January 16, 1997, at 10:00 a.m., in the above-referenced matter, as I have a scheduling conflict on that day.

If you have any questions or require any additional information, please feel free to contact me.

Thank you for your attention to this matter.

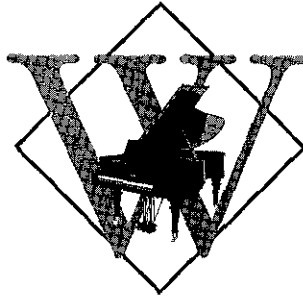
Very truly yours,

*Dennis J. Hoover*

Dennis J. Hoover

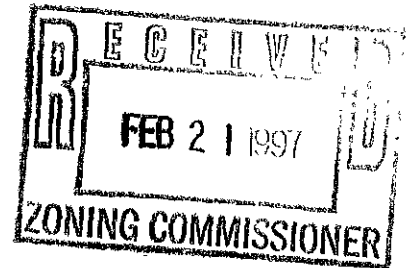
DJH:dd

cc: Sems Investment, Inc.  
Musselman's Dodge



Warfield Piano Company

821 Kent Avenue • Baltimore, Maryland • 21228-1745 • 410-747-7700



2/13/97

MR. LAWRENCE SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY  
400 WEST WASHINGTON AVE. ROOM 112  
TOWSON, MD. 21204

DEAR MR. SCHMIDT,

IT WAS A PLEASURE TO MEET YOU ON TUESDAY AT THE ZONING HEARING REGARDING 5801 BALTIMORE NATIONAL PIKE. THE ISSUE WAS TO DECIDE IF MUSSELLMANN DODGE WOULD BE ALLOWED TO HAVE A USED CAR LOT ON THESE PREMISES. THEY ARE REQUESTING THAT 18 AUTOS BE DISPLAYED.

YOU ASKED ME IF I THOUGHT A DIFFERENT NUMBER OF VEHICLES WOULD BE MORE APPROPRIATE. IF IT IS YOUR DECISION THAT THE LOT IS ALLOWED BY LAW TO BE USED FOR THE DISPLAY AND SALE OF USED CARS, I WOULD ASK YOU TO CONSIDER A LESSER NUMBER OF SPACES BE AGREED TO SO THAT THE DEALER WOULD HAVE SPACE FOR HIS CUSTOMERS TO PARK. PERHAPS, 14 SPACES WOULD BE IN ORDER. PERHAPS, THE ADDITIONAL SPACES COULD BE MARKED 'CUSTOMER PARKING' AND ACTUALLY BE UTILIZED AS SUCH. IT MAY BE MOST EFFECTIVE IF THESE SPACES WERE ON THE SOUTH SIDE OF THE LOT ON THE WESTERN END. THIS WAY, THE SALESPeOPLE WOULD BE ABLE TO OFFER THE CUSTOMER PROPER PARKING.

AS IT IS, THE AREA IS OVERRUN. THE LOT AT 5719 BALTIMORE NATIONAL PIKE IS SO FULL OF VEHICLES, AND THEY ARE ALWAYS PARKED SO CLOSE TO THE RIGHT AWAY, THE CUSTOMERS PARK IN THE RIGHT AWAY OR ON MY LOT (rear 821 KENT AVE.). THE SITUATION IS ALREADY OUT OF CONTROL. FOR ONE YEAR AFTER POSTING SIGNS THAT UNAUTHORIZED VEHICLES WOULD BE TOWED, I WOULD NOTIFY MUSSELLMANN AND, OFTEN AFTER ARGUMENT AND INSULT, THE VEHICLE MIGHT BE MOVED. EVENTUALLY, I ACTUALLY HAD A CAR TOWED. THERE WAS RETALIATION. I RECEIVED THREATENING PHONE CALLS, MY PROPERTY WAS VANDALIZED AND OTHER PROPERTY WAS STOLEN. THE CALLS WERE TRACED TO THE MUSSELLMAN USED CAR SHOWROOM AND THE POLICE INTERVENED.

MICROFILMED

I AM NOT LOOKING FOR TROUBLE NOR DO I WANT TO BE UNREASONABLE . I DO WANT TO RUN MY BUSINESS AND UTILIZE MY PROPERTY WITHOUT BEING IMPOSED ON . I WILL APPRECIATE ANY INPUT AND DIRECTION YOU CAN GIVE .

THANK YOU FOR YOUR TIME AND COOPERATION .

SINCERELY ,

*Philip Warfield*  
PHILIP WARFIELD

RE: HEARING # 97-257-SPH

(MICROFILMED)

# INTER-OFFICE MEMO

## BALTIMORE COUNTY, MARYLAND

**DATE:** April 15, 1996

**TO:** Captain Stephen Vaughn  
Patrol Commander, Wilkens Precinct

**FROM:** S.G. Samuel Moxley   
Councilman, First District

**SUBJECT:** Radar/Speed Enforcement in the 5700 Block Calverton Rd. 21228

\*\*\*\*\*

My Legislative Assistant Steve DeBoy has received a constituent request for radar/speed enforcement in the 5700 Block Calverton Rd. 21228. The constituent, Mr Steve Cumby of 5717 Calverton Rd. 21228 advised that employees of Musselman Dodge 5717 Baltimore National Pike, 21228 are speeding on his street.

I am requesting radar/ speed enforcement be instituted at this location to assist in the correction of this problem.

I appreciate your assistance and await your written response.

SGM/sjd  
vaughn.mem

*Handwritten signature*

**INTER-OFFICE MEMO**  
**BALTIMORE COUNTY, MARYLAND**

**DATE:** April 15, 1996

**TO:** Lt. Minda Foxwell  
Commander, Western Traffic Division

**FROM:** S.G. Samuel Moxley  
Councilman, First District

**SUBJECT:** Radar/Speed Enforcement in the 5700 Block Calverton Rd. 21228

\*\*\*\*\*

My Legislative Assistant Steve DeBoy has received a constituent request for radar/speed enforcement in the 5700 Block Calverton Rd. 21228. The constituent, Mr Steve Cumby of 5717 Calverton Rd. 21228 advised that employees of Musselman Dodge 5717 Baltimore National Pike, 21228 are speeding on his street.

I am requesting radar/ speed enforcement be instituted at this location to assist in the correction of this problem.

I appreciate your assistance and await your written response.

SGM/sjd  
foxwell.mem



STEPHEN G. SAMUEL MOXLEY  
COUNCILMAN, FIRST DISTRICT

754 FREDERICK ROAD  
CATONSVILLE, MARYLAND 21228  
(410) 887-0896  
FAX (410) 887-1012

---

April 16, 1996

Mr. Steve Cumby  
5717 Calverton Street  
Catonsville, Maryland 21228

Dear Mr. Cumby:

*Steve*  
My Legislative Assistant Steve DeBoy has spoken with Colleen Wieners of Traffic Engineering for Baltimore County regarding your request for speed bumps on Calverton Street.

Mrs. Wieners advised that Traffic Engineering does not install speed bumps on public thoroughfares.

However, requests have been forwarded to the Baltimore County Police Department for radar/speed enforcement in an effort to curtail the speeding problem.

Please contact my office for further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sam", written in dark ink.

S.G. Samuel Moxley  
Councilman, First District

SGM/sjd  
cumby.ltr

**TERRENCE B. SHERIDAN**  
Chief of Police



**Baltimore County Police**  
Headquarters  
700 East Joppa Road  
Towson, Maryland 21286-5501

(410) 887-2214  
Fax (410) 821-8887

Integrity . . . Fairness . . . Service

April 19, 1996

Mr. S. G. Samuel Moxley  
Councilman, First District  
754 Frederick Road  
Catonsville, Maryland 21228

Dear Mr. Moxley:

I have received your correspondence dated 04/15/96 regarding radar/speed enforcement on Calverton Road. I have forwarded the letter to Lt. Minda Foxwell of the Western Traffic Division. I have included a request that Calverton Road be placed on the list of roads on which precinct officers may use radar. Additionally, I have instructed officers at Precinct One to increase patrols of Calverton Road. Finally, I have instructed Lt. Sidney Branham to assign an officer to respond to Musselman Dodge to discuss the problem with management. I trust that these steps will help curtail the problem.

Please feel free to contact me if you have further concerns or questions.

Sincerely,

*Capt. Stephen P. Vaughan*

Capt. Stephen P. Vaughan  
PC-1 Patrol Commander  
Baltimore Co. Police Dept.



Nationally Accredited Since 1984

# INTER-OFFICE MEMO

## BALTIMORE COUNTY, MARYLAND

**DATE:** September 20, 1996

**TO:** Craig McGraw  
Code Enforcement Inspector

**FROM:** S. G. Samuel Moxley  
Councilman, First District

**SUBJECT:** Zoning Violation Musselman Dodge 5717 Baltimore National Pike  
Catonsville, Maryland 21228

\*\*\*\*\*

My Legislative Assistant Steve DeBoy received a constituent request from Mr. Steve Cumby of 5717 Calverton Street Catonsville, Maryland 21228 concerning a recurring zoning violation. The violation emanates from Musselman Dodge located at 5717 Baltimore National Pike Catonsville, Maryland 21228.

According to Mr. Cumby representatives of Musselman Dodge are parking autos from the dealership on the parking lot of the Days Inn 5801 Baltimore National Pike Catonsville, Maryland 21228.

I am requesting your assistance with an inspection of the parking lot of the Days Inn to determine the validity of the allegations by Mr. Cumby. If the allegations are verified I am requesting the appropriate correction notices be issued.

I thank you very much for your continued assistance and request a written response so I may correspond with Mr. Cumby.

SGM/sjd  
cumby.mem

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
- WHEREAS** Calverton street does not have sidewalks; and
- WHEREAS** the absence of an entrance or exit from Musselman's Dodge to westbound route 40 creates additional traffic on Calverton street; and
- WHEREAS** the employees of Musselman's Dodge continually display a blatant disregard for the safety of the community by frequently travelling Calverton street at high rates of speed; and
- WHEREAS** the management of Musselman's Dodge has displayed an inability to control this dangerous situation; and
- WHEREAS** approval of this variance will create additional traffic on Calverton street and increase the danger to the residents;

**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Marianne Remley 2-10-96  
Signature Date

MARIANNE REMLEY  
Print Name

Kenneth M. Remley 2/10/97  
Signature Date

KENNETH M. REMLEY  
Print Name

721 KENT AVE. BALTO. MD 21228  
Address

## COMMUNITY RESOLUTION

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Molly A. GARY 2-10-97  
Signature Date

\_\_\_\_\_  
Signature Date

MOLLY A. GARY  
Print Name

\_\_\_\_\_  
Print Name

720 KENT AVE. BALTO. MD 21228  
Address

RECEIVED

## COMMUNITY RESOLUTION

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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Reginald A. Hines  
Signature Date

Reginald A. Hines  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

719 Dorchester Rd  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Mark W Krabitz 2-9-97  
Signature Date

MARK W KRABITZ  
Print Name

Sherry Krabitz 2-9-97  
Signature Date

Sherry Krabitz  
Print Name

707 Donnelly Ave  
Address

## COMMUNITY RESOLUTION

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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Thomas P. Friedrich 2/9/97  
Signature Date

\_\_\_\_\_  
Signature Date

Thomas P. FRIEDRICH  
Print Name

\_\_\_\_\_  
Print Name

705 DORCHESTER RD, BALT. MD 21228  
Address

## COMMUNITY RESOLUTION

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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

*Donald Miller*  
Signature Date

*Karel Weber*  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

*720 Rochester*  
Address

## COMMUNITY RESOLUTION

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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Mary Kay Cumby 2/9/97  
Signature Date

Steve Cumby 2/9/97  
Signature Date

Mary Kay Cumby  
Print Name

Steve Cumby  
Print Name

5717 Calverton Street  
Address

## COMMUNITY RESOLUTION

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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Catherine Delamater 2-9-97  
Signature Date

\_\_\_\_\_  
Signature Date

Catherine Delamater  
Print Name

\_\_\_\_\_  
Print Name

708 Dorchester Rd. 21228  
Address

## COMMUNITY RESOLUTION

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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Jacklyn A Eutsler  
Signature Date

Jacklyn A Eutsler  
Print Name

Roy Eutsler 2-9-97  
Signature Date

Roy Eutsler  
Print Name

5716 Calverton St  
Address

## COMMUNITY RESOLUTION

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S. T. Hopkins  
Signature \_\_\_\_\_ Date \_\_\_\_\_

S. T. Hopkins  
Print Name \_\_\_\_\_

Amy G. Hopkins  
Signature \_\_\_\_\_ Date 2/9/97

AMY G. HOPKINS  
Print Name \_\_\_\_\_

5704 CALVERTON ST. CATONSVILLE, MD. 21228  
Address \_\_\_\_\_

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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- WHEREAS** the management of Musselman's Dodge has displayed an inability to control this dangerous situation; and
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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

James E Hartman 2-9  
Signature Date

JAMES E HARTMAN  
Print Name

Denise A Hartman 2-9-97  
Signature Date

Denise H. Hartman  
Print Name

5718 CALVERTON STREET

Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Charles J. Lindner 2-9-97  
Signature Date

\_\_\_\_\_  
Signature Date

CHARLES J. LINDNER  
Print Name

\_\_\_\_\_  
Print Name

5724 Calverton St.  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Bryan S. Bessinger 9/16/87  
Signature Date

\_\_\_\_\_  
Signature Date

Bryan S. Bessinger  
Print Name

\_\_\_\_\_  
Print Name

5725 Calverton St. Baltimore, MD 21228  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Adam C Reed 2-9-97  
Signature Date

\_\_\_\_\_  
Signature Date

Adam C Reed  
Print Name

\_\_\_\_\_  
Print Name

5734 Calverton st Catonsville MD 21228  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Marian Reymann 2/9/97  
Signature Date

MARIAN REYMANN  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

5736 Calverton St.  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Holly Ames 2/9/97  
Signature Date

\_\_\_\_\_  
Signature Date

Holly Ames  
Print Name

\_\_\_\_\_  
Print Name

5721 Calverton St, Catonsville, MD 21228  
Address

## COMMUNITY RESOLUTION

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Elizabeth Byerly 2/9/97  
Signature Date

Elizabeth Byerly  
Print Name

Jeff Byerly 2/9/97  
Signature Date

JEFF BYERLY  
Print Name

5719 CALVERTON ST.

Address

## COMMUNITY RESOLUTION

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Andrea J. Groves 2-9-97  
Signature Date

\_\_\_\_\_  
Signature Date

Andrea Groves  
Print Name

\_\_\_\_\_  
Print Name

701 Worcester Rd.  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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**THEREFORE, BE IT RESOLVED** that we the undersigned residents of Calverton street and its tributaries respectfully request that the Zoning Board of Baltimore County deny the variance requested by Musselman's Dodge.

Jennifer Williams 2/8/97  
Signature Date

\_\_\_\_\_  
Signature Date

Jennifer Williams  
Print Name

\_\_\_\_\_  
Print Name

32116 K Wheaton Way Ellicott City MD 21043  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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*Patricia C. Boulter* 2/1/97  
Signature Date

*Patricia C. Boulter*  
Print Name

Signature Date

Print Name

*5733 Calverton Street, Catonsville Md. 21228*  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Signature

2/7-97  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Anne Grethe Hoffman  
Print Name

\_\_\_\_\_  
Print Name

102 Maiden Choice Lane, Catonsville MD 21228  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Barbara B. Harrison 2/7/97  
Signature Date

\_\_\_\_\_  
Signature Date

Barbara B. Harrison  
Print Name

\_\_\_\_\_  
Print Name

4918 Clearwater Dr Ellicott City MD 21043  
Address

## COMMUNITY RESOLUTION

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Kathy Saxton 2/7/97  
Signature Date

\_\_\_\_\_  
Signature Date

Kathy Saxton  
Print Name

\_\_\_\_\_  
Print Name

926 Palladi Dr. Balto. MD 21227  
Address

## COMMUNITY RESOLUTION

- WHEREAS** Calverton street is a narrow thoroughfare containing numerous family homes and a day care; and
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Karen Buehler      2-7-97  
Signature                      Date

Karen Buehler  
Print Name

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Print Name

855 Glen Allen Dr.  
Address

## COMMUNITY RESOLUTION

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Cindy Hochmuth 2-7-97  
Signature Date

\_\_\_\_\_  
Signature Date

CINDY HOCHMUTH  
Print Name

\_\_\_\_\_  
Print Name

4 Stanley Drive Catonsville MD 21228  
Address

## COMMUNITY RESOLUTION

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Ka Pocz      2/7/93  
Signature                      Date

Karen Pocz 2504  
Print Name

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

## COMMUNITY RESOLUTION

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John S. Geary 2-7-97  
Signature Date

\_\_\_\_\_  
Signature Date

JOHN S. GEARY  
Print Name

\_\_\_\_\_  
Print Name

6538 REDGATE CIRCLE BALTIMORE M.D. 21228  
Address

## COMMUNITY RESOLUTION

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Shawn Chambers      2-7-77  
Signature                      Date

\_\_\_\_\_  
Signature                      Date

Shawn Chambers  
Print Name

\_\_\_\_\_  
Print Name

7911 Jody Knoll Rd Balt Md 21007  
Address

## COMMUNITY RESOLUTION

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*[Signature]* 2/1/97  
Signature Date

\_\_\_\_\_  
Signature Date

*Jona Row Foley*  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

## COMMUNITY RESOLUTION

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Michele Wolf 2.7.97  
Signature Date

\_\_\_\_\_  
Signature Date

Michele Wolf  
Print Name

\_\_\_\_\_  
Print Name

2300 Birch Drive, Baltimore, MD 21207  
Address

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

*Sam J. Shores (atty)*  
*VICTOR D. MARTIN*

*Two East Fayette St.*  
*Baltimore, MD. 21202*  
*8390 PENN DRIVE*  
*PASA. MD 21122*



**PATRICE  
DIRICAN**  
ARBUTUS TIMES/  
CATONSVILLE  
TIMES  
STAFF WRITER

410-788-4500  
FAX 410-788-4103



835 FREDERICK ROAD  
CATONSVILLE, MARYLAND 21228

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Steve Cundy

Phil WARFIELD

5717 CALVERTON ST. 21228

821 Kent Ave 21228



MICROFILMED









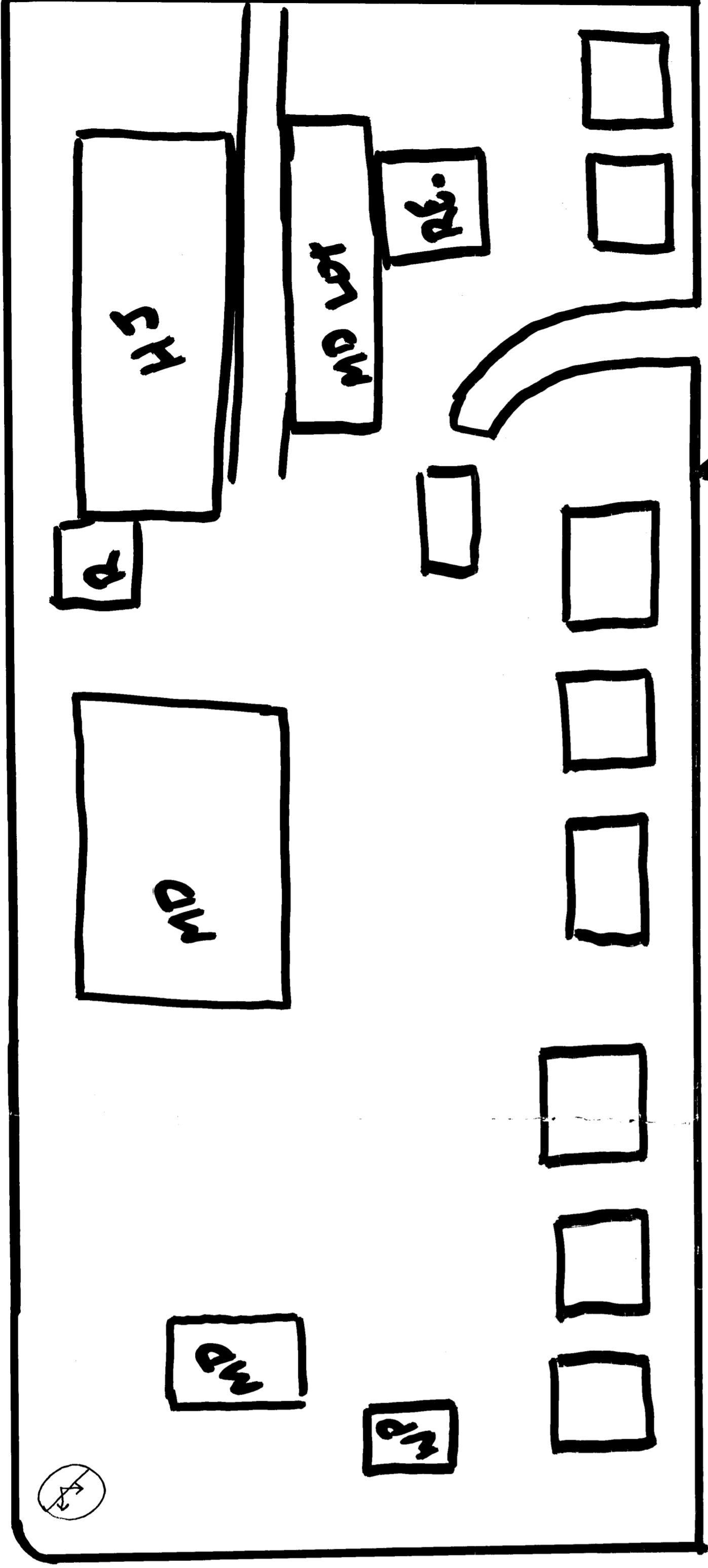
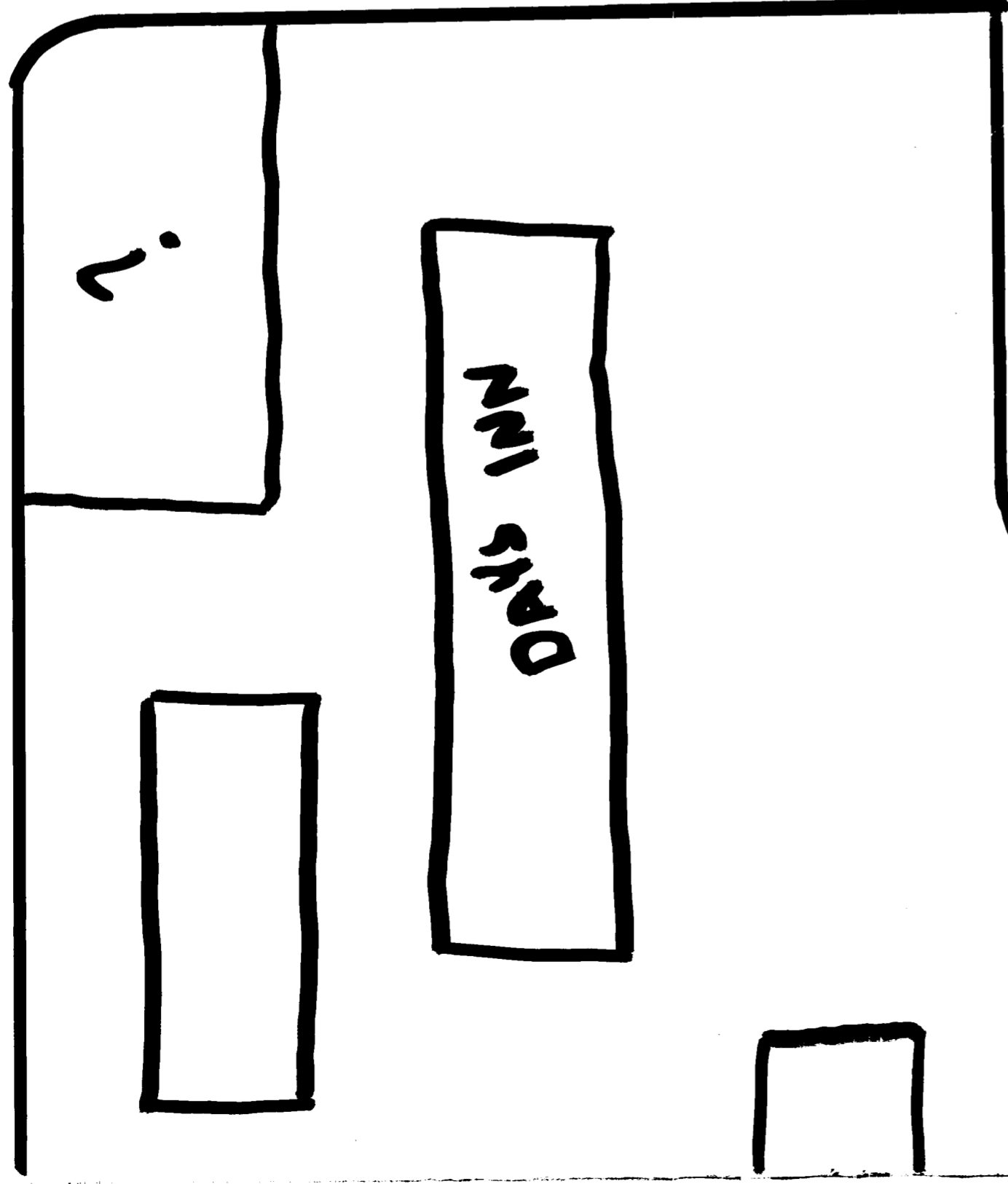


Photos

97-257-SFH

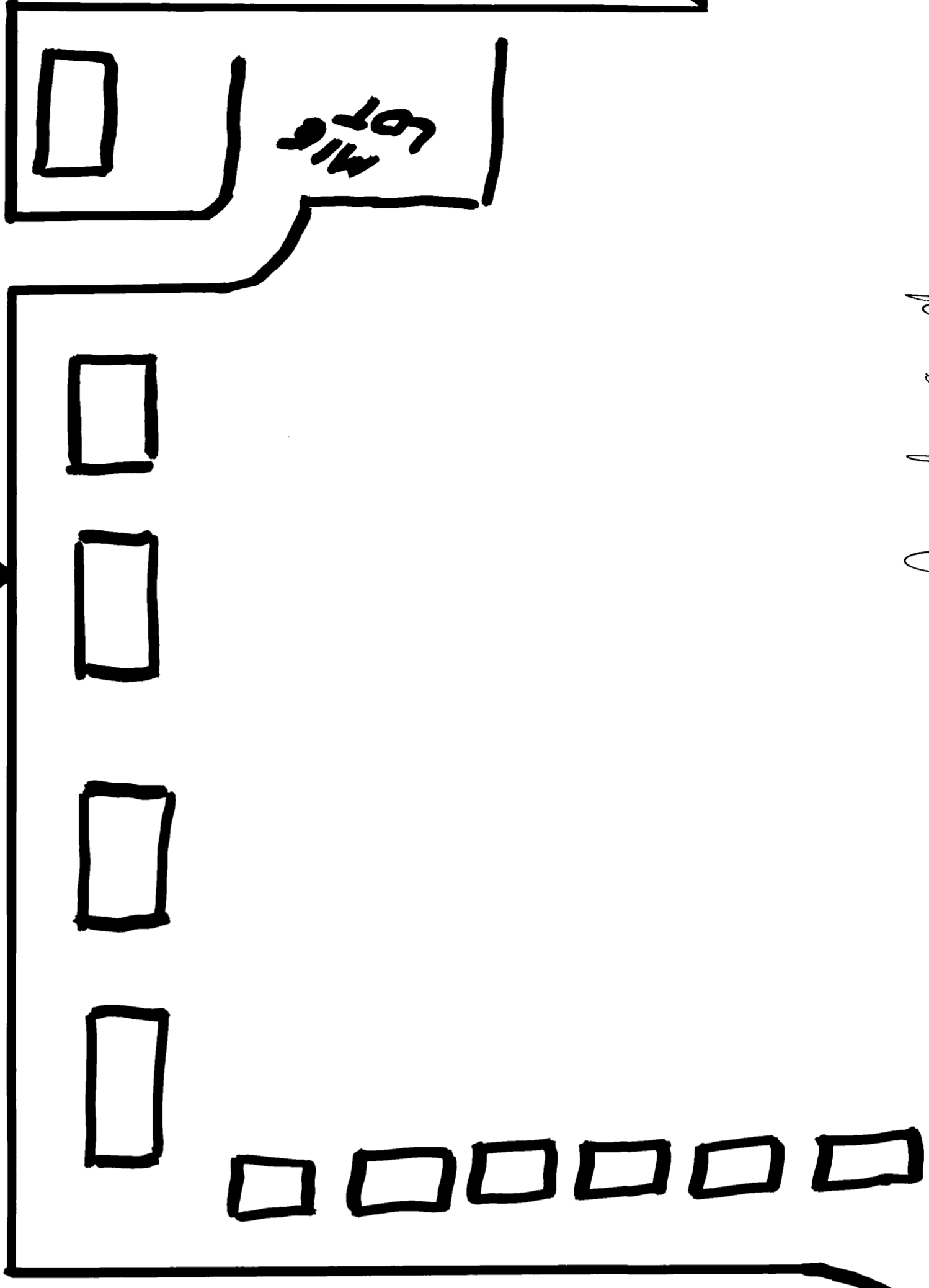
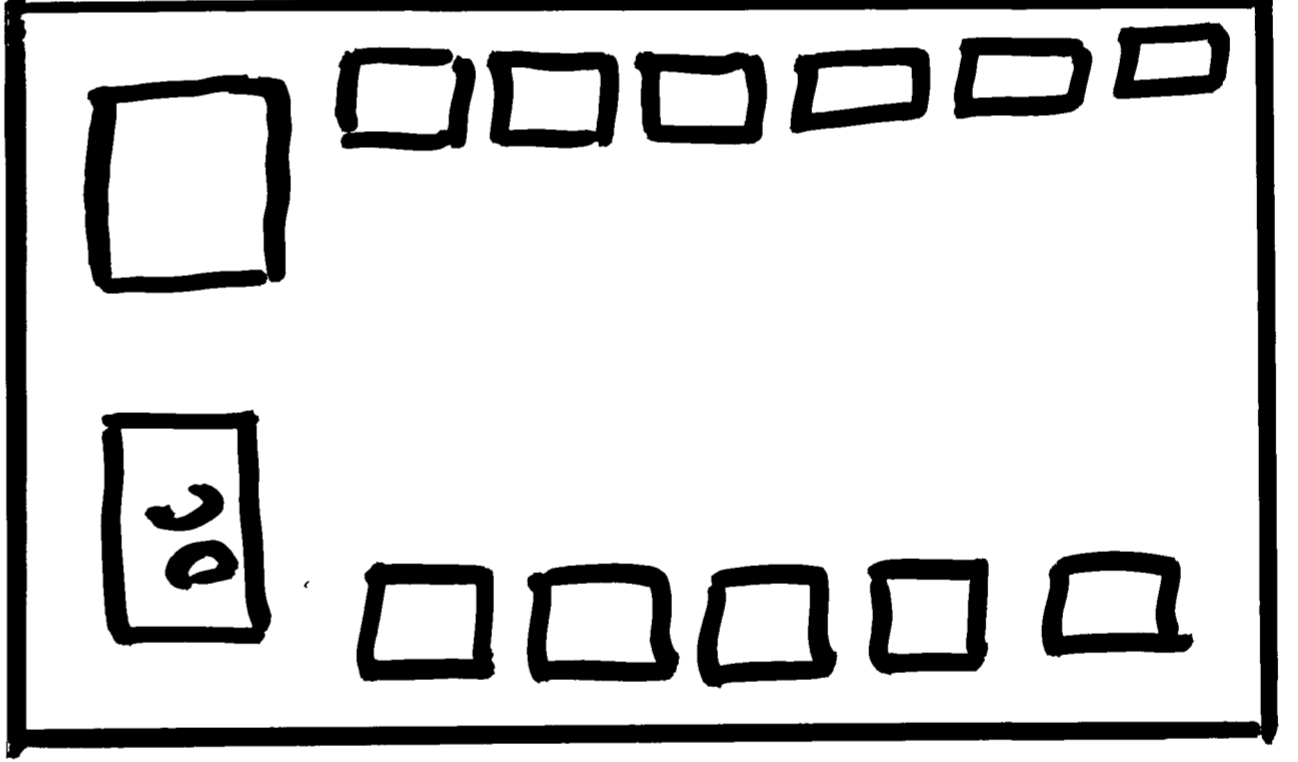
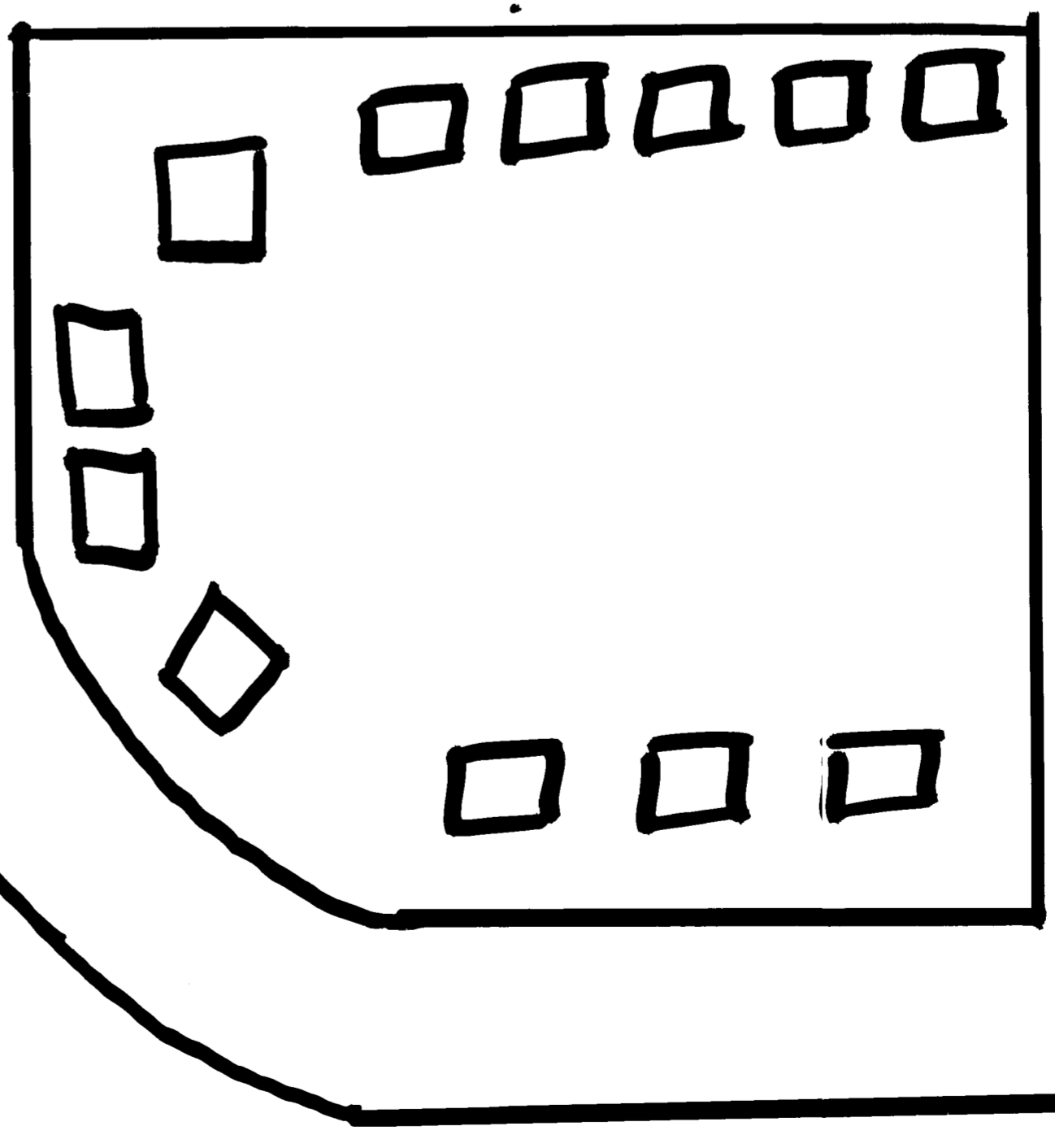
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RT 40



CALVERTON

25'



Plot Ex No 1

MICROFILMED



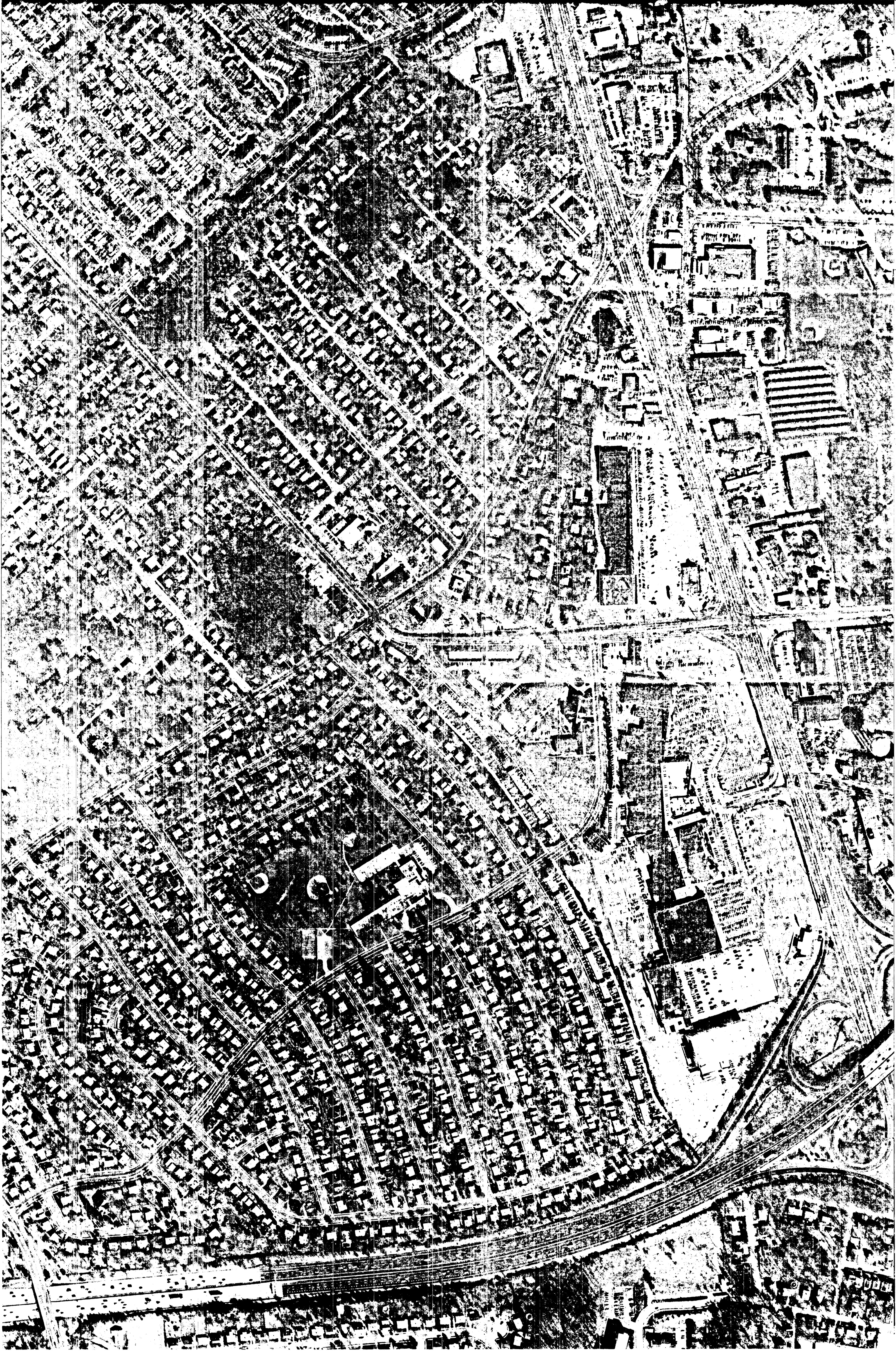
MICROFILMED

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	SW 2-F
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

#057



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

CATONSVILLE

SHEET

S.W.  
1-F

MICROFILMED

#257

